

The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M. on Wednesday, September 5, 2001.

PRESENT: Ted Dziurman
Rick Kessler
Bill Need
Bill Nelson
Frank Zuazo

Mark Stimac
Ginny Norvell
Pam Pasternak

ITEM #1 – APPROVAL OF MINUTES – MEETING OF AUGUST 1, 2001.

Motion by Need
Supported by Zuazo

MOVED, to approve the minutes of the meeting of August 1, 2001 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – VARIANCE REQUESTED. DAN HEILEMAN, HEILEMAN SIGNS, REPRESENTING ELDER FORD, 777 JOHN R., for relief of Chapter 78 to replace an existing sign box and reclad the existing sign pole.

Petitioner is requesting relief of the Sign Ordinance to replace an existing sign box and reclad the existing sign pole at 777 John R.

Section 9.02.04, A of the Sign Ordinance:

1. Limits the site to 2 ground signs and the proposal is for 3 to remain;
2. Limits the height of signs to 25' and the proposed sign is 42.1' high;
3. Requires that a sign of this size be placed at least 30' from the right-of-way, (105 feet from the section line). The proposed sign would remain in the future right-of-way approximately 65' from the section line; and
4. Limits the size to 200 square feet and the proposed sign is 260 square feet.

Mr. Stimac stated that the Building Department had received a written request from Elder Ford requesting that this item be postponed until the meeting of October 3, 2001 to allow them the opportunity to be present.

Motion by Nelson
Supported by Zuazo

ITEM #2

MOVED, to postpone the request of Dan Heileman, Heileman Signs, representing Elder Ford, 777 John R., for relief of Chapter 78 to replace an existing sign box and reclad the existing sign pole until the meeting of October 3, 2001.

- To allow the petitioner the opportunity to be present.

Yeas: All – 5

MOTION TO POSTPONE THE REQUEST OF PETITIONER TO THE MEETING OF OCTOBER 3, 2001 CARRIED

ITEM #3 – VARIANCE REQUESTED. AVER SIGN COMPANY, 2017 LIVERNOIS – CITGO, for relief of the Sign Ordinance to replace an existing sign.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to replace an existing sign, which will be placed at the property line (0 setback). Section 9.02.04, A of the Sign Ordinance requires that a sign of this size, (94.5 square feet in size and 22.5 feet in height), be placed 30 feet from the right-of-way.

Mr. Dziurman asked what size sign would be allowed to be placed at the property line and Ms. Norvell explained that a sign that is 50 square feet in size and 10' in height can be placed at the property line.

Mr. Terry Vleh of Aver Sign Company, and Mr. Wally Ouro, owner of the Citgo gas station were present. Mr. Vleh explained that the pricing numbers that are presently on the sign are unreadable within 200' of the station. Mr. Vleh also stated that the property is mostly asphalt and concrete and therefore, it is almost impossible for them to place the sign in any other location. Mr. Vleh went on to say that the price signs would be lower than the existing sign and would not be blocked by a building, which is located on the south side and a canopy on the north side.

Ms. Norvell stated that the permit for the installation of the original ground sign was issued in 1976. The size of the sign was 102 square feet and the height was 22'. At that time the sign was conforming. Subsequent changes to the ordinance have made it a legal non-conforming sign.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There is one written approval on file. There is one written objection on file.

Mr. Zuazo asked if it would be possible to move the sign to the grassy area on the north side of the site and Mr. Vleh stated that there was a great deal of concrete around this area, and the sign would be blocked by the canopy.

ITEM #3

Mr. Nelson asked for a clarification on the height of the sign and Ms. Norvell stated that it could be 10' high and 50 square feet in size, in order to be placed at the property line. Mr. Dziurman asked if this was a standard size for the Citgo sign and Mr. Vleh replied that because it is a franchise, all the signs are the same design, but can be different sizes. Mr. Ouro stated that all the signs for the Citgo gas stations are uniform. Mr. Need asked if all the other signs were allowed by the Ordinance to be on this sign and Mr. Stimac stated that these ancillary signs have to be included in the square footage. Mr. Stimac went on to say that as the Public Hearing was advertised, if the Board were to grant a variance, no other signage would be allowed.

Mr. Ouro stated that they have a difficult time changing the pricing on this site due to the height of the sign. Mr. Vleh stated that the new sign would be 7' shorter, which would make it easier to change the pricing.

Mr. Need asked if the Citgo sign could be made smaller and Mr. Vleh stated that they are proposing a 7' x 7' sign, but that it could be reduced to a sign that is 6' x 6'.

Motion by Need

Supported by Nelson

MOVED, to grant Aver Sign Company, 2017 Livernois – CITGO, relief of the Sign Ordinance to replace an existing sign at the property line (0 setback) with the following stipulations:

- Size of the Citgo sign box will be reduced to 6' x 6' (overall sign size to be 75 square feet).
- All ancillary signs will be removed.
- Maximum height will be 21.5'.

Yeas: All – 5

MOTION TO APPROVE REQUEST CARRIED WITH STIPULATIONS

ITEM #4 – VARIANCE REQUESTED. STANLEY TKACZ, ARCHITECT FOR THE SUBURBAN COLLECTION, 1810 MAPLELAWN – OLDSMOBILE, for relief of Chapter 78 to install a third wall sign.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to install a third secondary wall sign in addition to the primary wall sign. Section 9.02.05, D of the Sign Ordinance permits two additional wall signs, not to exceed 20 square feet each. The existing 12.7 square foot Buick and 8 square foot Cadillac signs comply with the Ordinance; however, the proposed 13.6 square foot Oldsmobile sign exceeds the number of signs permitted.

ITEM #4

Mr. Stanley Tkacz was present and stated that the Oldsmobile line of automobiles has been eliminated, however, GM is requesting its dealers to provide a sign with the Oldsmobile name for a period of twenty-four (24) months. After that period of time the sign would be eliminated.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

Mr. Need asked what type of Oldsmobile sign was present at this time and Mr. Tkacz stated that there isn't any Oldsmobile sign right now. Mr. Tkacz further stated that they have made so many changes at the Motor Mall, that there is a great deal of confusion by people coming in for service and not being able to locate a sign. Ms. Norvell stated that in 1995 a permit was issued for a small sign with the Oldsmobile logo, however, that sign has been removed.

Mr. Nelson asked for clarification on the two-year time period and Mr. Tkacz stated that the letter they had received from GM, indicated that the sign would be up from November 1, 2001 through November 1, 2003.

Motion by Nelson
Supported by Need

MOVED, to grant Stanley Tkacz, Architect for the Suburban Collection, 1810 Maplelawn – Oldsmobile, relief of Chapter 78 to install a third wall sign.

- Sign will be put up through November 1, 2003.

Yeas: All – 5

MOTION TO GRANT VARIANCE REQUEST FOR A PERIOD OF TWO YEARS
CARRIED

ITEM #5 – VARIANCE REQUESTED. SIGNGRAPHIX, INC. ON BEHALF OF

WILLIAM BEAUMONT HOSPITAL, 44201 DEQUINDRE, for relief of the Sign Ordinance to remove three (3) existing ground signs and install seven (7) new ground signs.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to remove three (3) existing ground signs and install seven (7) new ground signs. Section 9.02.02, A & B of the Sign Ordinance permits one sign not exceed 100 square feet and one additional sign not to exceed 36 square feet at this location. Previous action by City Council and the Building Code Board of Appeals granted variances to allow up to 21 signs. The proposed request for installation of seven (7) new ground signs will result in a total of twenty-five (25) signs on site.

ITEM #5

Mr. Bill Lutz of Signgraphix, Inc. and Mr. Pete Musqo of Beaumont Services were present. Mr. Lutz stated that this healthcare campus is continually growing and due to the addition to the parking deck, there is a great deal of confusion regarding parking. Mr. Lutz went on to say that most of the people that come to this campus are under some type of stress and therefore may not be thinking as clearly as they ordinarily would. Mr. Lutz further stated that they are trying to get people from one location to another with the least amount of difficulty.

Mr. Dziurman asked if more signs could be added as more buildings are added and Ms. Norvell stated that the Sign Ordinance dictates the number of signs that are allowed in the C-F Zoning District by the site, not the number of buildings. Mr. Nelson asked how many signs are presently at the Royal Oak campus and Mr. Lutz stated that there are hundreds.

Mr. Musqo stated that they have found that the elderly residents seem to have a resistance to parking in a parking structure and would prefer park in an open space. Mr. Musqo went on to say that most of the signs they are eliminating will be the signs that indicate that there is free parking across Dequindre. Mr. Musqo also said that they have reduced the number of free parking spaces to about 70 spaces and that the reason they charge \$2.00 for parking is for maintenance of the parking deck.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written objections or approvals on file.

Mr. Dziurman stated that he could understand why directional signs were needed, but did not want to add signs that would serve no purpose. Mr. Lutz stated that this was a very complicated campus due to the constant changes that are taking place. Mr. Musqo stated that with the construction of the west addition, he felt that they would probably be back before the Board requesting another variance for additional signage. Mr. Lutz pointed out that the new signs would not be visible from Dequindre, but are merely directional signs. Ms. Norvell stated the Sign Ordinance does not limit the number of directional signs on a site, but does state that they cannot be more than 6 square feet in size.

Mr. Nelson asked if the signs in Troy were consistent with the signs that are at the healthcare campus in Royal Oak and Mr. Lutz stated that they are uniform. Mr. Dziurman asked if the signs were lighted and Mr. Lutz stated that they are lit from inside out, and the foundation is not lit.

Motion by Nelson
Supported by Kessler

ITEM #5

MOVED, to grant Signgraphix, Inc. on behalf of William Beaumont Hospital, 44201 Dequindre, relief of the Sign Ordinance to remove three (3) existing ground signs and install seven (7) new ground sign, which will result in a total of twenty-five (25), signs on site.

- There are no objections on file.
- Signs will make it easier for patients and visitors to find the parking areas.

Yeas: 4 – Dziurman, Kessler, Nelson, Zuazo

Nays: 1 – Need

MOTION TO APPROVE REQUEST CARRIED

Mr. Musqo asked the Board if they would have to come back for a variance when the west addition was completed and Mr. Need suggested that they hire a Traffic Engineer to look at the complete package and determine exactly where and how many additional signs would be required. Mr. Need stated that he is opposed to the number of signs that are on the campus, and that he would be opposed to any additional variances.

The Building Code Board of Appeals meeting adjourned at 9:10 A.M.

MS/pp